

MATCH LINE

PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
ENGINEERS - PLANNERS - SURVEYORS
7301-A WEST PALMETTO PARK ROAD, SUITE 100A
BOCA RATON, FLORIDA 33433 - (407)392-1991
JANUARY - 1997

IBIS GOLF AND COUNTRY CLUB PLAT NO. 19

A PLANNED UNIT DEVELOPMENT
BEING A REPLAT OF A PORTION OF TRACTS "A", "C" AND "D", IBS GOLF AND COUNTRY CLUB
PLAT NO. 7, AS RECORDED IN PLAT BOOK 67, PAGES 152 THROUGH 163 AND A PORTION OF LAKE NO. 21,
AS RECORDED IN OFFICIAL RECORDS BOOK 7041, PAGES 470 THROUGH 571 ALL OF THE PUBLIC
RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 26, TOWNSHIP 48 SOUTH, RANGE 41 EAST,
CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA

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STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT _____ M.
THIS _____ DAY OF _____
A.D. 1997 AND DULY RECORDED
IN PLAT BOOK _____ ON
PAGES _____ AND _____
DOROTHY H. WILKEN
CLERK CIRCUIT COURT

BY: _____
DEPUTY CLERK

SHEET 3 OF 3

SURVEY NOTES:

- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF WEST PALM BEACH ZONING REGULATIONS.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS, EXCEPT DRIVEWAYS.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS, OTHER THAN WATER AND SEWER, SHALL BE ONLY WITH APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE RECORD PLAT BASED ON THE NORTH LINE OF TRACT "C", IBS GOLF AND COUNTRY CLUB PLAT NO. 7, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 67, PAGES 152 THROUGH 163 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEARING N 88° 07' 13" W.
- P.R.M. - INDICATES 4" x 4" x 24" PERMANENT REFERENCE MONUMENT MARKED NO. 5005.
- U.E. - INDICATES UTILITY EASEMENT.
- D.E. - INDICATES DRAINAGE EASEMENT.
- Lines intersecting curves are radial unless shown otherwise.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- ⊙ - DENOTES PERMANENT CONTROL POINT NO. 5005.
- (PLAT 7) DENOTES IBS GOLF AND COUNTRY CLUB PLAT NO. 7, PLAT BOOK 67, PAGES 152 THROUGH 163.
- N.P.B.C.I.D.I.E.E. - DENOTES NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT INCR.F.S.S./CR.F.S.S. EASEMENT.
- N/R - INDICATES NON RADIAL.

